

CITY OF VILLA GROVE
DOUGLAS COUNTY, ILLINOIS

ORDINANCE NO. 2024-MC15

**AN ORDINANCE DESIGNATING THE VILLA GROVE
TAX INCREMENT FINANCING DISTRICT 2
REDEVELOPMENT PROJECT AREA**

PASSED BY THE CITY COUNCIL AND
APPROVED BY THE MAYOR OF THE
CITY OF VILLA GROVE, ILLINOIS
THIS NINTH DAY OF DECEMBER 2024

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE
CITY OF VILLA GROVE, DOUGLAS COUNTY, ILLINOIS, THIS TENTH DAY OF DECEMBER 2024.

ORDINANCE 2024-MC15

**AN ORDINANCE DESIGNATING THE VILLA GROVE
TAX INCREMENT FINANCING DISTRICT 2
REDEVELOPMENT PROJECT AREA**

WHEREAS, the City Council has heretofore, in Ordinance No. 2024-MC14, adopted and approved the Villa Grove TIF District 2 Redevelopment Plan and Villa Grove TIF District 2 Redevelopment Project Area with respect to which a public hearing was held on October 28, 2024, and it is now necessary and desirable to designate the area as referred to in said plan as the Villa Grove TIF II Redevelopment Project Area (see attached **Exhibit A**);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VILLA GROVE, ILLINOIS, that the attached described area is hereby designated as the Villa Grove TIF District 2 Redevelopment Project Area pursuant to Section 11-74.4.4 of the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

Upon motion by Alderman Blaney,

And seconded by Alderman Johnson,

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PRESENTED, PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VILLA GROVE, ILLINOIS, at its regular meeting on this ninth day of December, A.D., 2024 by a roll call vote as follows:

Official Name	Aye	Nay	Abstain	Absent
Blaney, Thelma I.	X			
Cheely, Kerry S.				X
Eversole-Gunter, Cassandra A.				
Hooker, Anthony L.	X			
Johnson, Derek S.	X			
Nieto, Gilbert III	X			
Pangburn, Matthew M.				X

APPROVED:

CASSANDRA A. EVERSOLE-GUNTER
Mayor

ATTEST:

MICHELLE L. OSBORNE
City Clerk



Exhibit A
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTIONS 2 AND 11 IN TOWNSHIP 16 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 1,326.5 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY MARTIN W PONDER; DOUGLAS COUNTY RECORDER'S (HEREINAFTER REFERRED TO AS RECORDER'S) DOC # 270352 WITH DOUGLAS COUNTY SUPERVISOR OF ASSESSMENT'S PARCEL (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL) WITH PIN 04-03-11-300-008, AND POINT OF BEGINNING; THENCE EASTERLY 180° 22' 46" ALONG SAID SOUTH SECTION LINE 1,324.5 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY 270° 36' 34" ALONG THE EAST LINE OF SAID PARCEL 1,371.8 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY MARTIN W PONDER, RECORDER'S DOCUMENT # 292175 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-001; THENCE WESTERLY 0° 18' 54" ALONG SAID SOUTH PARCEL LINE 381.9 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY 270° 32' 55" 904.7 FEET, NORTHEASTERLY 236° 38' 53" 194.018 FEET, 236° 38' 54" 31.599 FEET, 222° 6' 47" 34.867 FEET, 222° 6' 48" 67.619 FEET, 222° 6' 47" 34.453 FEET, 222° 6' 48" 37.995 FEET, 189° 56' 34" 21.386 FEET, 189° 56' 37" 45.96 FEET, 189° 56' 35" 61.05 FEET, 189° 56' 36" 52.2 FEET, 189° 56' 38" 19.316 FEET, 208° 36' 56" 26.128 FEET, 208° 36' 57" 23.858 FEET, 246° 52' 39" 25.906 FEET, 246° 52' 39" 42.314 FEET, 246° 52' 48" 31.552 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY PAUL C & WANDA K SHADE, RECORDER'S DOCUMENT # 279146 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-004; THENCE WESTERLY 353° 30' 25" 17.498 FEET, 347° 30' 14" 17.498 FEET, 341° 31' 18" 17.393 FEET, 338° 29' 11" 0.218 FEET, 335° 29' 0" 17.388 FEET, 329° 30' 3" 17.502 FEET, 323° 21' 3" 18.373 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY OTTO W & ANGELA S REINHART, RECORDER'S DOCUMENT # 242058 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-400-009; THENCE SOUTHWESTERLY 23° 13' 6" 28.193 FEET, TO THE EAST RIGHT-OF-WAY LINE OF HENSON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 270° 31' 11" 38.626 FEET, 270° 31' 12" 365.789 FEET, 270° 30' 40" 104.98 FEET, 270° 31' 5" 195.027 FEET, 269° 58' 0" 15.244 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF PARK DRIVE; THENCE WESTERLY 0° 10' 30" 63.129 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF HANCOCK DRIVE, AND NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE, WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-011; THENCE WESTERLY 0° 24' 22" 953.794 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE NORTHWESTERLY 299° 15' 8" 718.483 FEET TO THE EAST LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE, WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013; THENCE NORTHERLY 270° 24' 8" 890.232 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 04-03-11-503-002; THENCE NORTHEASTERLY 209° 48' 17" 30.018 FEET, 208° 13' 3" 35.976 FEET, 206° 21' 0" 41.156 FEET, 204° 20' 50" 32.922 FEET, 202° 40' 45" 49.385 FEET, 200° 24' 34" 38.686 FEET, 198° 31' 47" 27.43 FEET, 197° 41' 17" 20.377 FEET, 196° 38' 50" 6.824 FEET ALONG SAID SOUTH LINE; THENCE NORTHERLY 270° 47' 53" 68.691 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-03-11-503-001; THENCE NORTHERLY 270° 4' 30" 221.24 FEET, WESTERLY 2° 33' 17" 3.143 FEET, NORTHEASTERLY 237° 7' 10" 49.071 FEET, WESTERLY 2° 31' 34" 22.912 FEET, AND NORTHERLY 272° 10' 0" 146.275 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH CORNER OF A PARCEL OF LAND OWNED BY ABANDONED GROUND WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-320-004; THENCE NORTHEASTERLY 238° 57' 27" 184.515 FEET AND 232° 51' 3" 77.961 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND OWNED BY EZELL EXCAVATING INC, RECORDER'S DOCUMENT # 304064 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-314-009; THENCE NORTHERLY 272° 9' 20" 15.151 FEET TO THE SOUTH CORNER OF ASSESSOR'S PARCEL WITH PIN 04-03-02-314-998; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL 238° 57' 33" 274.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2ND STREET; THENCE EASTERLY 183° 28' 2" 60.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2ND STREET; THENCE NORTHERLY 272° 9' 50" 170.022 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY LAMB JEREMY A, RECORDER'S DOCUMENT # 301309 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-309-003; THENCE EASTERLY 182° 32' 15" 52.401 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF A PARCEL OF LAND OWNED BY COLEMAN JEFFERY M, RECORDER'S DOCUMENT # 250530 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-309-002; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL 238° 57' 18" 156.018 FEET, 238° 57' 33" 452.498 FEET, TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY BAKER JOSEPH D, RECORDER'S DOCUMENT # 296824 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-004; THENCE WESTERLY ALONG SAID SOUTH LINE 2° 40' 3" 966.958 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4TH STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 270° 26' 1" 19.851 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY BADE TR PHILIP E & MARY MARGARET, RECORDER'S DOCUMENT # 286877 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-001; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG SAID SOUTH LINE OF SAID PARCEL 2° 20' 27" 30.035 FEET, 2° 20' 10" 30.015 FEET, 2° 20' 11" 50.032 FEET, 8° 1' 21" 50.444 FEET, 2° 20' 55" 50.032 FEET, 340° 17' 8" 53.241 FEET, 2° 20' 13" 100.063 FEET, 16° 15' 7" 62.352 FEET, 19° 49' 2" 48.109 FEET, 33° 21' 57" 66.166 FEET, 42° 36' 26" 5.346 FEET, 42° 36' 24" 53.58 FEET, 41° 4' 1" 45.303 FEET, 41° 3' 59" 12.222 FEET, 38° 45' 10" 68.181 FEET, 39° 2' 59" 3.238 FEET, 39° 1' 34" 67.894 FEET, 40° 30' 1" 35.506 FEET, 40° 18' 21" 44.415 FEET, 50° 49' 34" 33.435 FEET, 39° 3' 1" 42.159 FEET, 55° 52' 48" 38.113 FEET, 55° 52' 46" 11.75 FEET, 70° 56' 15" 27.307 FEET, 70° 56' 14" 13.415 FEET, 88° 59' 52" 24.066 FEET, 89° 6' 21" 16.524 FEET, 90° 32' 57" 17.869 FEET, 93° 3' 28" 28.938 FEET, 93° 3' 29" 18.776 FEET, 93° 3' 29" 14.292 FEET, 97° 56' 45" 30.382 FEET, 100° 20' 44" 46.608 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY AMERICAN WATER CO, RECORDER'S DOCUMENT # 301197 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-003; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 2° 20' 24" 136.611 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 81° 13' 13" 205.346 FEET, 81° 13' 11" 4.943 FEET, 81° 13' 13" 13.445 FEET, 83° 34' 32" 82.108 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY EMBARRAS, LLC, RECORDER'S DOCUMENT # 300114 WITH ASSESSOR'S PARCEL WITH PIN 04-03-02-300-018; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 150° 15' 10" 10.152 FEET, 155° 3' 32" 20.987 FEET, 141° 10' 7" 26.123 FEET, 148° 10' 12" 26.921 FEET, 140° 57' 25" 17.34 FEET, 141° 2' 40" 4.565 FEET, 149° 11' 40" 26.79 FEET, 136° 16' 31" 41.623 FEET, 139° 29' 30" 31.671 FEET, 129° 19' 51" 40.929 FEET, 124° 55' 9" 29.333 FEET, 124° 55' 7" 4.681 FEET, 129° 47' 18" 34.565 FEET, 128° 19' 30" 22.559 FEET, 128° 19' 31" 12.419 FEET, 131° 5' 50" 32.312 FEET, 129° 53' 54" 31.726 FEET, 117° 30' 44" 35.438 FEET, 114° 36' 53" 11.692 FEET, 129° 36' 59" 16.655 FEET, 98° 22' 9" 30.434 FEET, 95° 47' 44" 0.198 FEET, AND 95° 46' 7" 26.567 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE SOUTHERLY 90° 58' 12" 105.032 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 2° 20' 28" 87.711 FEET, 348° 19' 5" 35.955 FEET, 348° 18' 13" 67.134 FEET, 2° 19' 54" 34.409 FEET TO THE EAST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 90° 31' 42" 222.629 FEET, 90° 31' 50" 91.465 FEET, 90° 31' 54" 360.006 FEET, 90° 31' 43" 199.398 FEET, AND 90° 1' 16" 38.978 FEET TO THE NORTH RAILROAD RIGHT-OF-WAY PARCEL WITH PIN 04-03-11-503-001; THENCE SOUTHWESTERLY ALONG SAID NORTH RAILROAD RIGHT-OF-WAY PARCEL 39° 41' 35" 21.957 FEET AND 39° 41' 32" 480.58 FEET TO THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WEST SECTION LINE 90° 31' 51" 130.616 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY 219° 41' 3" 38.697 FEET TO THE EAST RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 90° 31' 47" 167.647 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY RUDDER LAURA, RECORDER'S DOCUMENT # 304334 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-111-001; THENCE NORTHEASTERLY ALONG SAID NORTH LINE 219° 41' 11" 183.107 FEET AND 219° 41' 0" 203.746 FEET TO THE WEST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE 90° 31' 37" 56.532 FEET; THENCE EASTERLY 180° 42' 58" 60.005 FEET TO THE EAST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE 270° 31' 19" 91.082 FEET, 265° 29' 7" 3.222 FEET, 259° 31' 21" 3.224 FEET, 253° 30' 13" 3.211 FEET, 247° 30' 24" 3.224 FEET, 241° 29' 48" 3.223 FEET, 235° 30' 12" 3.212 FEET, 228° 0' 21" 4.827 FEET, 219° 0' 6" 4.826 FEET, 211° 30' 21" 3.218 FEET, 205° 29' 57" 3.218 FEET, 199° 32' 45" 3.184 FEET, 193° 26' 28" 3.341 FEET, 187° 20' 0" 3.223 FEET, 181° 24' 56" 1.886 FEET, 175° 29' 49" 3.209 FEET, 169° 30' 23" 3.225 FEET, 181° 25' 1" 2.282 FEET, 175° 29' 49" 3.209 FEET, 169° 30' 23" 3.225 FEET, 163° 35'

9° 3' 11.19 FEET, 160° 25' 16" 0.203 FEET, 157° 22' 8" 1.093 FEET, 151° 24' 36" 3.168 FEET, 145° 31' 40" 3.212 FEET, 138° 0' 22" 4.826 FEET, 157° 22' 3" 2.075 FEET, 129° 0' 8" 4.827 FEET, 121° 27' 41" 3.22 FEET, 118° 42' 44" 61.35 FEET AND 118° 42' 44" 56.65 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013; THENCE EASTERLY ALONG SAID SOUTH LINE 180° 43' 54" 186.375 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-128-002; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 90° 31' 48" 248.637 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON AVENUE; THENCE SOUTHERLY 90° 32' 4" 59.996 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELM STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE 90° 31' 39" 50.002 FEET; THENCE EASTERLY 179° 59' 27" 59.982 FEET TO THE EAST RIGHT-OF-WAY LINE OF ELM STREET; THENCE NORTHERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY CITY OF VILLA GROVE WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-100-013 270° 30' 56" 51.362 FEET, EASTERLY 181° 17' 14" 142.016 FEET, AND SOUTHERLY 90° 31' 44" 360.025 FEET AND 90° 31' 47" 360.035 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MCKINLEY AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF A PARCEL OF LAND OWNED BY MILLER DONALD R, RECORDER'S DOCUMENT # 278586 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-122-001 121° 57' 0" 116.345 FEET AND 89° 46' 25" 200.001 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY TRI-CITY COUNTRY CLUB, RECORDER'S DOCUMENT # 571/324 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-004; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 1° 17' 3" 63.366 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL 63° 50' 26" 189.547 FEET, 63° 50' 29" 13.484 FEET, 63° 50' 26" 101.209 FEET AND 61° 10' 20" 173.38 FEET, SOUTHERLY 90° 31' 51" 300.033 FEET, AND SOUTHEASTERLY 125° 51' 13" 36.434 FEET, 125° 50' 46" 110.586 FEET, 125° 50' 53" 45.859 FEET, 125° 50' 53" 121.122 FEET, 139° 39' 34" 182.797 FEET AND 139° 39' 40" 361.296 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE EASTERLY ALONG SAID SOUTH LINE 181° 31' 12" 65.603 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY TRI-CITY COUNTRY CLUB, RECORDER'S DOCUMENT # 506/266 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-009; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 90° 34' 13" 1353.448 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY MARTIN W PONDER; RECORDER'S DOCUMENT # 270352 WITH ASSESSOR'S PARCEL WITH PIN 04-03-11-300-008, AND POINT OF BEGINNING. CONTAINING 204.9 ACRES, MORE OR LESS.

DISTANCES CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE DOUGLAS COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, JULY 2024.